

# \$549,900 - 251 Kingsbridge Road Se, Airdrie

MLS® #A2213385

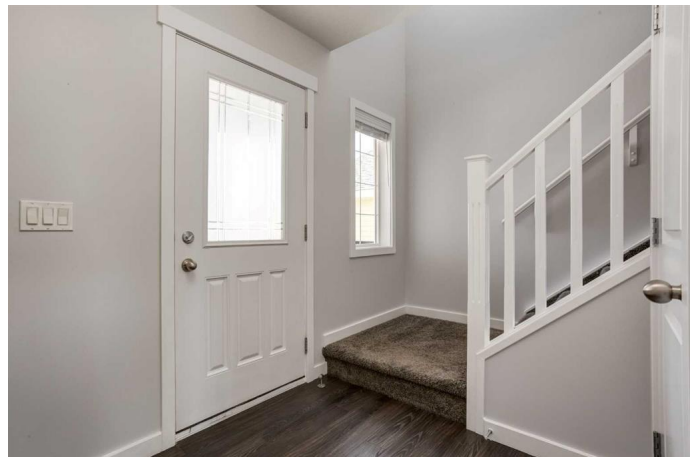
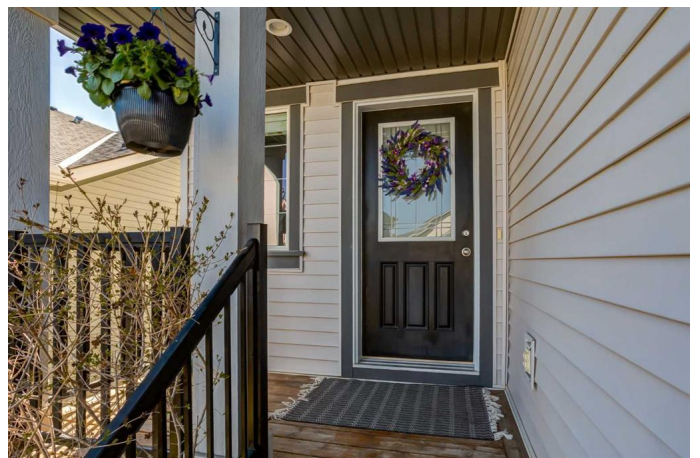
**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

Welcome to Kings Heights! Pride of ownership shines in this beautifully maintained two-storey WALK-OUT home offering OVER 1,870 SQ. FT. of thoughtfully designed living space. The bright and open concept main floor features large west facing windows that flood the space with natural light. The modern kitchen can best be described as a Chef's dream kitchen with upgraded stainless steel appliances (gas range w/convection oven!), tall cabinetry, granite countertops, a central island, and a spacious pantry, perfect for both daily living and entertaining. Upstairs, you will find two generously sized primary suites, each complete with a walk-in closet and a private ensuite bathroom, ideal for multi-generational living or hosting guests. The fully developed walk-out basement doesn't feel like a basement at all thanks to its 9-foot ceilings and large windows. It offers a spacious recreation room, laundry room (future bathroom), and ample storage. A bedroom could be created by simply adding in a wall and door. A bathroom has been roughed-in and drywalled, requiring only fixtures to complete. (This area is currently being used as a laundry room) Additional laundry rough-ins are available upstairs for added flexibility. Step outside to your LARGE & PRIVATE BACKYARD OASIS, sunny west-facing, fully fenced and landscaped for both relaxation and entertaining. The entire house was recently painted and shows beautifully! Located close to parks, walking paths, schools, and a



commercial area with shops, restaurants, and all amenities, as well as offering easy access to both Stoney and Deerfoot Trails, this home truly has it all! Make Kings Heights home today!

Built in 2012

### Essential Information

MLS® #	A2213385
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	251 Kingsbridge Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0M4

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,
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	Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	8
Zoning	R2

## Listing Details

Listing Office	RE/MAX House of Real Estate
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